



**Davis**

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C O U N T Y

# Assessment of Impediments to Fair Housing Choice



# What is Fair Housing Choice?



HUD defines impediments to fair housing choice as:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices based on race, color, religion, sex, disability, familial status, or national origin.

# Davis County Obligation to Fair Housing



Davis County is required to:

- Conduct an analysis to identify impediments to fair housing choice within the jurisdiction
- Take appropriate actions to overcome the effects of any impediments identified through the analysis
- Maintain records reflecting the analysis and activities taken in this regard.

The most common housing discrimination reported in survey results centered around rental housing.

- 14% of respondents stated that rental terms and conditions differed depending on who was applying for housing.
- 7% of respondents stated that the housing provider falsely denied that housing was available.
- 7% of respondents stated that the housing provider refused to make reasonable accommodations for a tenant with disabilities.
- 6% of respondents stated that real estate agents directed people to certain neighborhoods.

**National Origin** - Manager emphasized heavily background and credit checks for Tester 1 (PC), background and credit checks were mentioned to Tester 2 (C) but not stressed; Manager requested information about occupation, income and employer from Tester 1 (PC), but did not request that information from Tester 2 (C); Manager invited Tester 2 (C) to come down and apply, Tester 1 (PC) was not invited to apply.

**Religion** - Tester 1 (MFT) received information on availability, rental amount, deposit and application process. Tester 2 (WFT) was told by leasing agent that they were “100% full right now and don’t know when I’ll have an availability

**Race** - Both testers received consistent information on availability, deposit, application process, amenities and fees. Tester 1 (BFT) was quoted \$998 as a base rental amount for the available 1BD apartment, Tester 2 (WFT) was quoted \$963 as a base rental amount for the available 1BD apartment

**Familial Status** - Tester 2 (AFT) reports “He asked if we had kids, and I said we did not. He clarified and double-checked that we did not have kids.” Tester 1 (WFTwC) made follow-up call on 12/11/2017. Tester was informed that the unit was no longer available, but that another unit would be opening up at the end of January.

**Disability/Source of Income** - Tester 1 (WFTwS8) disclosed that her family had just received a Section 8 voucher; leasing agent stated: “I don’t think so.” “These apartments are extremely small...couples don’t last very well in these apartments. They’re for single people.” “I took one several years ago, I haven’t done anything recently...I haven’t done it for a long time, I can look into it.”

**Disability** - Tester 1 (WFTwD) disclosed that she had an assistance animal (ESA), leasing agent stated: “They’ve turned that down in the past...I can certainly run that past the owners and see what they say.” “I know that in the past we’ve asked them about that and they’ve said ‘absolutely not’.”



# What is Fair Housing Choice?



Impediment #1 – Limited English Proficiency

Impediment #2 – Lack Familiarity with Fair Housing Act

Impediment #3 – Lack of informational and outreach activities

Impediment #4 – Lack of record maintenance of fair housing activities